

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
NE/S New Section Road, 1190' NE	
of the c/l of Seneca Road	* DEPUTY ZONING COMMISSIONER
(3950 New Section Road)	
15th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 97-31-A
John N. Callin, et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3950 New Section Road, located in the vicinity of Seneca Road in Bowleys Quarters. The Petition was filed by the owners of the property, John N. and Edna B. Callin. The Petitioners seek relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet in lieu of the maximum permitted 15 feet for a proposed detached garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The subject property having been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation submitted for review and consideration.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information and affidavit submitted provide sufficient facts that the relief requested complies with the

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Date

By

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requirements of Section 307.1 of the B.C.Z.R. and that strict compliance would be unnecessarily burdensome.

It should also be noted that this property is located within the Chesapeake Bay Critical Areas on Seneca Creek, and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). Therefore, the relief granted herein shall be conditioned upon Petitioner's compliance with said recommendations.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of August, 1996 that the Petition for Administrative Variance seeking relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet in lieu of the maximum permitted 15 feet for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

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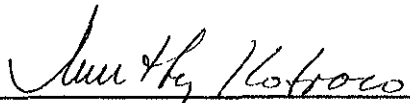
Date

By

3) Compliance with Critical Areas legislation and any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM).

4) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Development Plans Review Division of the Department of Permits and Development Management dated August 9, 1996, a copy of which has been attached hereto and made a part hereof.

5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 8/29/96  
By [Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 9, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for August 12, 1996  
Item 039

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING

Date

By

8/28/96  
RWB  
ZONE21D

RECEIVED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. & Mrs. John N. Callin  
3950 New Section Road  
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/S New Section Road, 1190' NE of the c/l of Seneca Road  
(3950 New Section Road)  
15th Election District - 5th Councilmanic District  
John N. Callin, et ux - Petitioners  
Case No. 97-31-A

Dear Mr. & Mrs. Callin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Joseph W. McGraw, Jr., JST Engineering Company, Inc.  
3812 Mary Avenue, Baltimore, Md. 21206

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

People's Counsel; DEPRM; Case File

MICROFILMED



CRITICAL  
AREA



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at

3950 New Section Road

which is presently zoned

R.C. 5

97-31-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2

To allow an accessory structure (detached garage) with a height of 17 ft. in lieu of the maximum permitted 15 ft. in height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

(See Reverse side)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Edna B. Callin

(Type or Print Name)

Edna B. Callin

Signature

John N. Callin

(Type or Print Name)

John N. Callin

Signature

3950 New Section Road (410) 335-2249

Address

Phone No.

Baltimore, MD. 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted. If

Joseph W. McGraw, Jr.

c/o JST Engineering Co., Inc.

Name

3812 Mary Avenue (410) 444-8848

Address

Phone No.

A Public Hearing having been read and held as required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and on the property be posted.

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Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 8/26/90

ESTIMATED POSTING DATE: 8/4/90

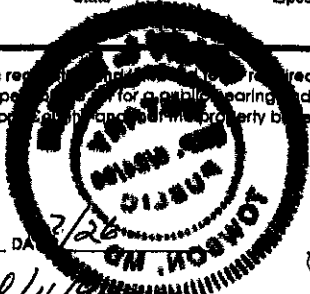
Printed with Soybean Ink  
on Recycled Paper

ITEM #: 39

ORDER RECEIVED FOR FILING

Date

By



JAC 7/19/96  
1996

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3950 New Section Road  
address  
Baltimore, MD. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We desire to renovate the existing garage which is in dire need of repair. It is also insufficient in size to store both our belongings and our vehicles. We therefore would like to add the second floor which then takes it over the fifteen foot height requirement. This variance will not allow us anything more than several of our neighbors in that there are several garages in our neighborhood that are two story garages over fifteen feet in height.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edna B. Callin  
(signature)  
Edna B. CALLIN  
(type or print name)



John N. Callin  
(signature)  
JOHN N. CALLIN  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edna B. Callin & John N. Callin

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

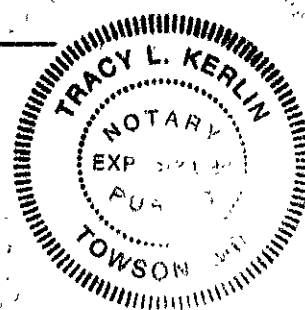
AS WITNESS my hand and Notarial Seal.

date

7/25/96

NOTARY PUBLIC

My Commission Expires: 5/24/99



Zoning Description for #3950 New Section Road.

97-31-A

Beginning at a point on the northeast side of New Section Road which is 30 feet wide at the distance of 1,190 feet northeast of the centerline of the nearest improved intersecting street, Seneca Road, which is 30 feet wide. Being Lot #324 in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book #10, Folio #64, containing 15,585.7 square feet. Also known as #3950 New Section Road and located in the 15TH Election District, 5TH Councilmanic District.



39

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**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

97-31

District 152 Varience Date of Posting 8/5/96

Posted for: \_\_\_\_\_

Petitioner: Ethna B. & Stephen M. Gellin

Location of property: 3930 New Section Rd.

Location of Sign: Facing road way on property being zoned

Remarks: \_\_\_\_\_

Posted by: M. H. Kelly Date of return: 8/12/96

Number of Signs: 1 **MICROFILMED**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

97-31-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 39 Petitioner: \_\_\_\_\_

Location: 3950 New Section Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John Norman Callin & Edna B. Callin

ADDRESS: 3950 New Section Road

Baltimore, MD 21220

PHONE NUMBER: (410) 335-2249

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 2, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-31-A (Item 39)  
3950 New Section Road  
NE/S New Section Road, 1190' +/- NE of c/l Seneca Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edna B. Callin and John N. Callin

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: John and Edna Callin  
JST Engineering Co., Inc.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 13, 1996

Mr. and Mrs. John N. Callin  
3950 New Section Road  
Baltimore, MD 21220

RE: Item No.: 39  
Case No.: 97-31-A  
Petitioner: John Callin, et ux

Dear Mr. and Mrs. Callin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

*[Handwritten initials]*





B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:    August 9, 1996

FROM:      Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for August 12, 1996  
            Item 039

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc:    File

ZONE21D

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 08/07/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34,  
35, 36, 37, 38, 39 AND 41.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



ITEM NOS.	APPROX. QUANTITIES	DESCRIPTION OF ITEM AND PRICES BID (IN WRITTEN WORDS)	UNIT PRICE		AMOUNT	
			DOLLS.	CTS.	DOLLS.	CTS.
		EACH OF SINGLE WYE FITTING, B.C.C.M. PIPE ____ IN. X ____ IN., TYPE ____, # ____ GAUGE				
		EACH OF DOUBLE WYE FITTING B.C.C.M. PIPE ____ IN. X ____ IN. X ____ IN., TYPE ____, # ____ GAUGE				
		EACH OF TEE FITTING, R.C.C. PIPE, ____ IN. X ____ IN. X ____ IN., CLASS ____				
		EACH OF TEE FITTINGS, R.C.C.M. PIPE, ____ IN. X ____ IN. X ____ IN., TYPE ____, # ____ GAUGE				
		EACH OF STRUCTURE ____				
		EACH OF STRUCTURE ____				
		EACH OF STRUCTURE ____				
		EACH OF STRUCTURE ____				
		EACH OF STRUCTURE ____				
36515	19	1 ✓ EACH OF STANDARD CONCRETE END SECTION FOR 15" R.C.C. PIPE				
36530	20	1 ✓ EACH OF STANDARD CONCRETE END SECTION FOR 30" R.C.C. PIPE				
		CUBIC YARDS OF BRICK MASONRY FOR MISCELLANEOUS STRUCTURES, BRICK BULKHEADS, ETC.				
		SQUARE YARDS OF REINFORCED OUTLET PAVING				
		SQUARE YARDS OF PLAIN OUTLET PAVING.				





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-5-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 039(JJS)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

MICROFILMED

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

ITEM18/PZONE/TXTJWL

3. MAINTENANCE OF TRAFFICGENERAL PROVISION

A. The utility shall be required to adhere to the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 1988 Edition, especially Part IV, and to Section 104 of the Maryland DOT Standard Specifications for Construction and Materials (October 1993); including all revisions and supplements to each

SPECIAL PROVISIONS

B. The purpose of this portion of the Special Provisions is to set forth the site specific traffic control requirements for this project.

Any changes to these special Provisions will be noted on the Supplement To: Maintenance of Traffic Special Provisions Sheet(s), if included.

Specific Signing Instruction

(1) Construction Identification signs (Hat and Shovel) (G21-3(1), G21-3(2), or G21-3(3) shall be installed at each approach and end of all projects greater than two (2) months in duration, unless otherwise noted or directed by the Engineer.

The Hat and Shovel sign installed near the end of the project will not replace the END ROAD WORK sign.

Sign details are available from the Office of Traffic & Safety, Traffic Engineering Design Division.

The initial sign will be installed between the 1 mile and 1/2 mile advance warning signs unless otherwise specified.

The ROAD CONSTRUCTION (W20-1) sign has been replaced with the ROAD WORK (W21-4) sign; the END CONSTRUCTION (G2002) sign has been replaced with the END ROAD WORK (G20-2a) sign.

When highway alignment changes occur throughout the work area due to phase changes, install a supplemental panel beneath the construction length sign stating "NEW TRAFFIC PATTERNS". The supplemental panel shall remain up for a maximum of 30 days unless otherwise specified.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: August 1, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Sam L. Clem*

PK/JL

MICROFILMED

3. MAINTENANCE OF TRAFFIC

GENERAL PROVISION

A. The Utility shall be required to adhere to the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 1988 Edition, especially Part IV, and to Section 104 of the Maryland DOT Standard Specifications for construction and Materials (October 1993); including all revisions and supplements to each

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- The Hat and Shovel sign installed near the end of the project will not replace the END ROAD WORK sign.
- Sign details are available from the Office of Traffic & Safety, Traffic Engineering Design Division.
- The initial sign will be installed between the 1 mile and 1/2 mile advance warning signs unless otherwise specified.
- The ROAD CONSTRUCTION (W20-1) sign has been replaced with the ROAD WORK (W21-4) sign; the END CONSTRUCTION (G2002) sign has been replaced with the END ROAD WORK (G20-2a) sign.
- When highway alignment changes occur throughout the work area due to phase changes, install a supplemental panel beneath the construction length sign stating "NEW TRAFFIC PATTERNS". The supplemental panel shall remain up for a maximum of 30 days unless otherwise specified.

20's File

CERTIFICATE OF ACKNOWLEDGEMENT

BALTIMORE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

DATE \_\_\_\_\_ BUILDING PERMIT NO. \_\_\_\_\_

OWNER/BUILDER \_\_\_\_\_

LOCATION 3950 NEW SECTION RD.

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 10.2. I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO MAP = NE 2-L

EX. GRD. ELEV. = 5.8

OWNER AGREES TO SET THE FOLLOWINGS:  
FIRST FLOOR ELEVATION =  
BASEMENT FLOOR ELEVATION =

PANEL # 455

OWNER/BUILDER \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING APPLICATION, ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

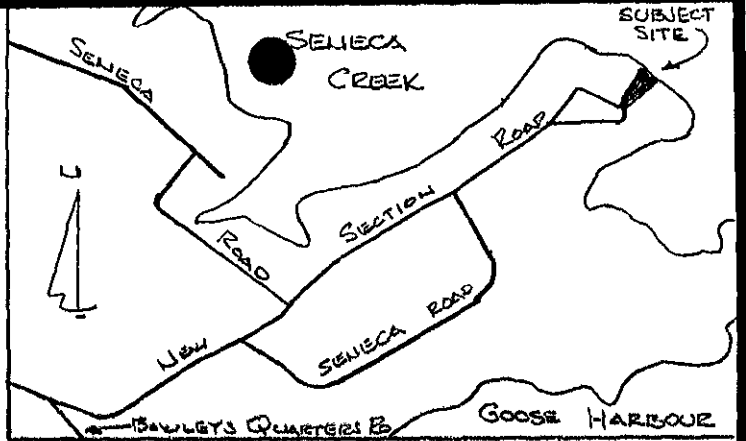
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MD 21204

ATTENTION: REGULO TANGUILIG

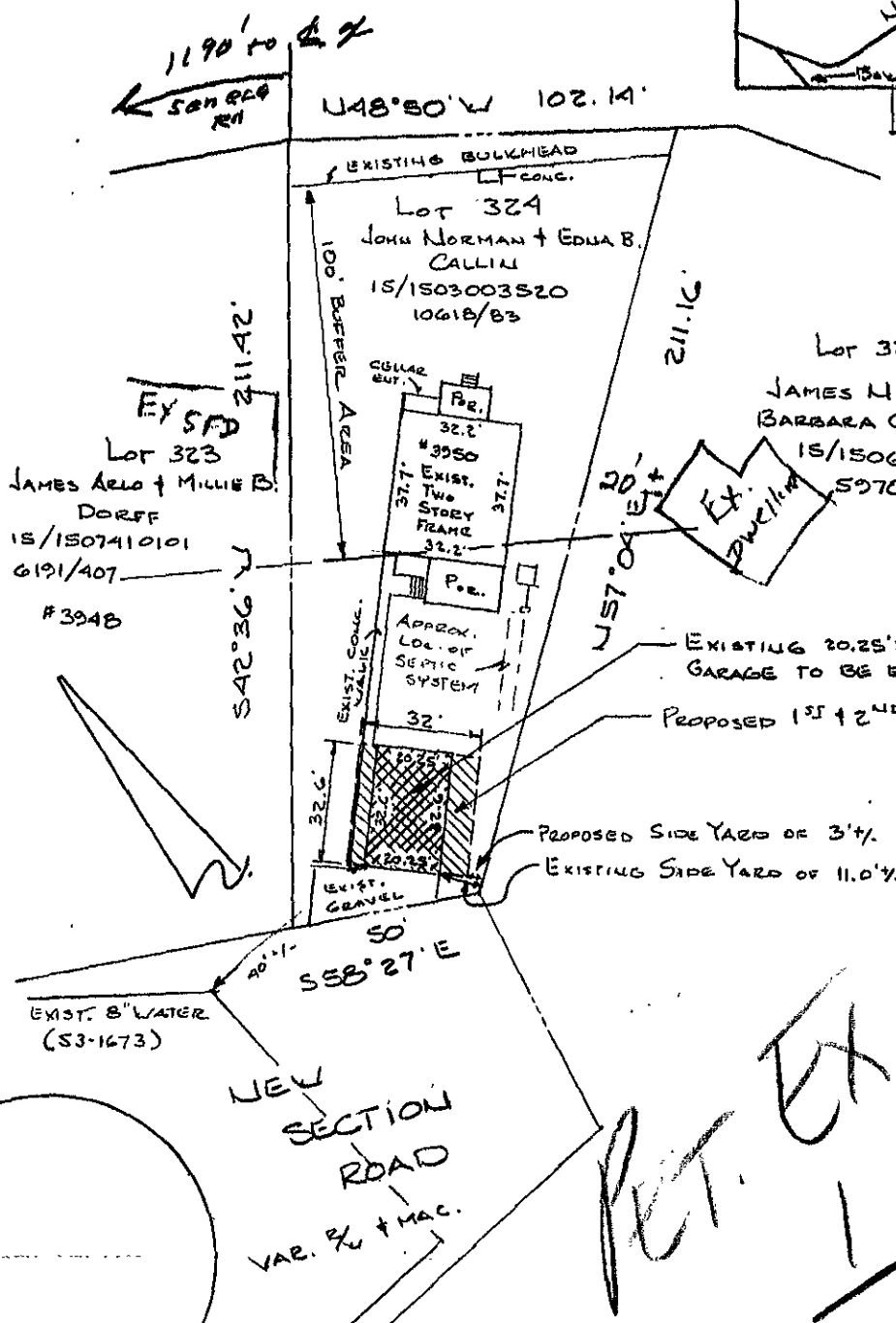
AN ELEVATION CERTIFICATION TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR, OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

MICROFILMED

# SENECA CREEK



NOTE: EXISTING IMPERVIOUS SURFACE = 2965% S.F. = 19% COVERAGE  
PROPOSED IMPERVIOUS SURFACE = 3,230% S.F. = 20.17%



## SITE INFORMATION

15<sup>TH</sup> ELECTION DISTRICT  
5<sup>TH</sup> COUNCILMANIC DISTRICT  
1" = 200' MAP # NE 2-L  
ZONING: R.C. S  
AREA: 15,585.7 SQ. FT.  
0.3578 ACRES  
PRIVATE SEWER  
PUBLIC WATER  
IN CHEESAPEAKE CRITICAL AREA  
NO PRIOR ZONING HEARINGS

ZONING OFFICE USE ONLY  
REVIEWED BY: ITEM # CASE #

21 39

97-31-A



PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
#3950 NEW SECTION ROAD  
SECOND ADDITION TO PLAT NO. 2, BOULEYS QUARTERS  
PLAT BOOK 10, FOLIO 64, LOT 324  
JOHN NORMAN & EDNA B. CALLIN (OWNER)

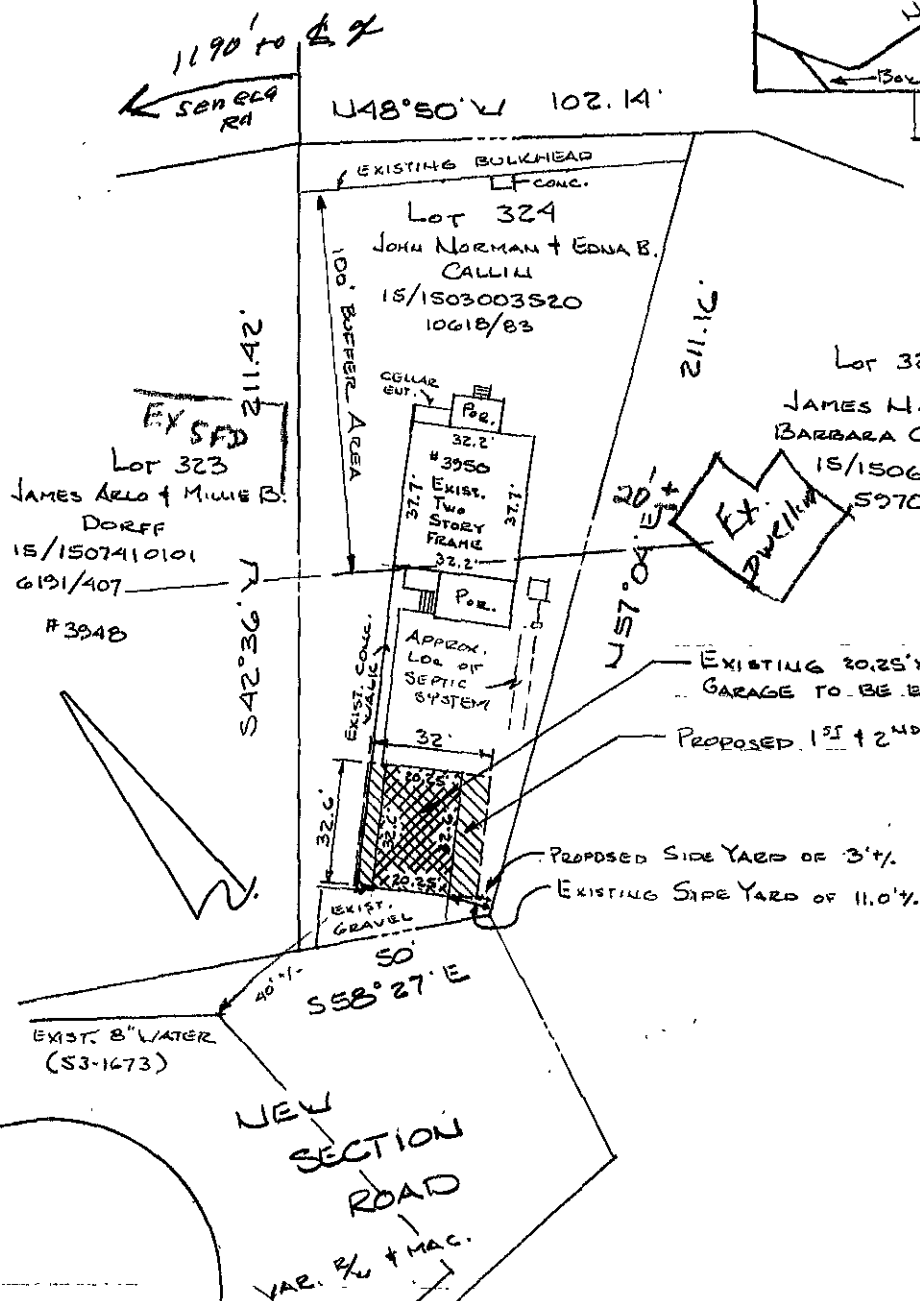
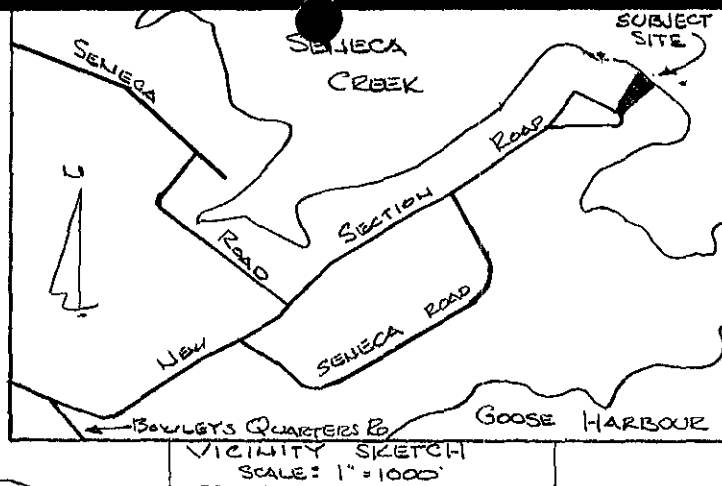
MICROFILMED

J.S.T. Engineering Co., Inc. 3812 Mary Avenue Baltimore, MD 21206 410-444-8848

Scale: 1" = 50' Date: 6-25-96

# 97-31-A

## SENECA CREEK



NOTE: EXISTING IMPERVIOUS SURFACE = 2965% S.F. = 19% COVERAGE  
PROPOSED IMPERVIOUS SURFACE = 3,230% S.F. = 20.7%

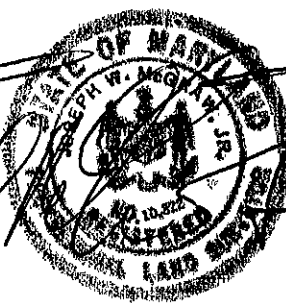
### SITE INFORMATION

15<sup>TH</sup> ELECTION DISTRICT  
5<sup>TH</sup> COUNCILMANIC DISTRICT  
1"=200' MAP # NE 2-L  
ZONING: R.C. 5  
AREA: 15,585.7 Sq. Ft.  
0.3578 ACRES  
PRIVATE SEWER  
PUBLIC WATER  
IN CHEESAPEAKE CRITICAL AREA  
NO PRIOR ZONING HEARINGS

### ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

39



PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
#3950 NEW SECTION ROAD  
SECOND ADDITION TO PLAT NO. 2, BOWLEYS QUARTERS  
PLAT BOOK 10, FOLIO 64, LOT 324  
JOHN NORMAN + EDNA B. CALLIN (OWNER)

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/S New Section Road, 1190' NE  
of the c/l of Seneca Road  
(3950 New Section Road)  
15th Election District  
5th Councilmanic District

John N. Callin, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-31-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3950 New Section Road, located in the vicinity of Seneca Road in Bowleys Quarters. The Petition was filed by the owners of the property, John N. and Edna B. Callin. The Petitioners seek relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet in lieu of the maximum permitted 15 feet for a proposed detached garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The subject property having been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation submitted for review and consideration.

The Potitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information and affidavit submitted provide sufficient facts that the relief requested complies with the

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



requirements of Section 307.1 of the B.C.Z.R. and that strict compliance would be unnecessarily burdensome.

It should also be noted that this property is located within the Chesapeake Bay Critical Areas on Seneca Creek, and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). Therefore, the relief granted herein shall be conditioned upon Petitioner's compliance with said recommendations.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of August, 1996 that the Petition for Administrative Variance seeking relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet in lieu of the maximum permitted 15 feet for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

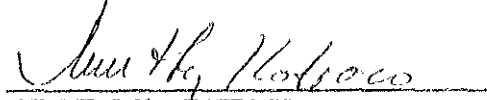
2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

RECEIVED  
9/24/96  
[Signature]

3) Compliance with Critical Areas legislation and any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM).

4) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Development Plans Review Division of the Department of Permits and Development Management dated August 9, 1996, a copy of which has been attached hereto and made a part hereof.

5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 8/29/96  
By [Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 9, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for August 12, 1996  
Item 039

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING

Date

By

ZONE21D

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. & Mrs. John N. Callin  
3950 New Section Road  
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/S New Section Road, 1190' NE of the c/l of Seneca Road  
(3950 New Section Road)  
15th Election District - 5th Councilmanic District  
John N. Callin, et ux - Petitioners  
Case No. 97-31-A

Dear Mr. & Mrs. Callin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Joseph W. McGraw, Jr., JST Engineering Company, Inc.  
3812 Mary Avenue, Baltimore, Md. 21206

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

People's Counsel; DEPRM; Case File

MICROFILMED



CRITICAL  
AREA



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 3950 New Section Road

which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2

To allow an accessory structure (detached garage) with a height of 17 ft. in lieu of the maximum permitted 15 ft. in height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

(see Reverse side)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Edna B. Callin

(Type or Print Name)

Edna B. Callin

Signature

John N. Callin

(Type or Print Name)

John N. Callin

Signature

3950 New Section Road (410) 335-2249  
Address Phone No.

Baltimore, MD. 21220

City State Zipcode  
Name, Address and phone number of representative to be contacted, if

Joseph W. McGraw, Jr.  
c/o JST Engineering Co., Inc.  
Name

3812 Mary Avenue (410) 444-8848  
Address Phone No.

A Public Hearing having been held and a finding of no hardship, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be removed from a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 7/26

ESTIMATED POSTING DATE: 8/4/96

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 39

ORDER RECEIVED FOR FILING

Date

JAC 7/19/96  
1996

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3950 New Section Road  
address  
Baltimore, MD. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We desire to renovate the existing garage which is in dire need of  
repair. It is also insufficient in size to store both our belongings  
and our vehicles. We therefore would like to add the second floor which  
then takes it over the fifteen foot height requirement. This variance  
will not allow us anything more than several of our neighbors in that  
there are several garages in our neighborhood that are two story garages  
over fifteen feet in height.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edna B. Callin  
(signature)  
Edna B. CALLIN  
(type or print name)



John N. Callin  
(signature)  
JOHN N. CALLIN  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edna B. Callin & John N. Callin

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

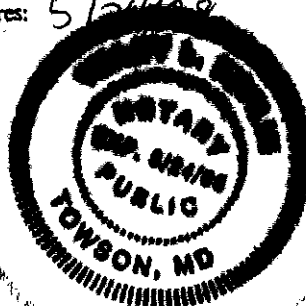
AS WITNESS my hand and Notarial Seal.

date

7/25/96

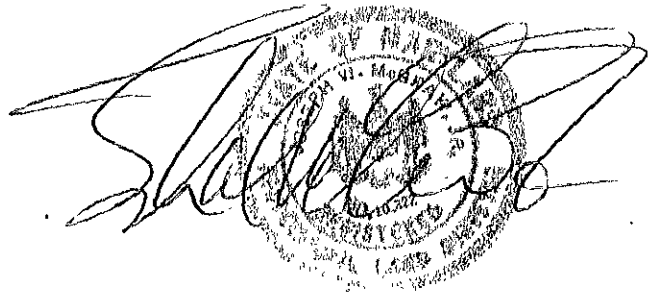
NOTARY PUBLIC

My Commission Expires: 5/2/97



Zoning Description for #3950 New Section Road. 97-31-A

Beginning at a point on the northeast side of New Section Road which is 30 feet wide at the distance of 1,190 feet northeast of the centerline of the nearest improved intersecting street, Seneca Road, which is 30 feet wide. Being Lot #324 in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book #10, Folio #64, containing 15,585.7 square feet. Also known as #3950 New Section Road and located in the 15TH Election District, 5TH Councilmanic District.



39

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

97-31

District 1st Volonia Date of Posting 8/5/96

Posted for: \_\_\_\_\_

Petitioner: Elena B. & John M. Gellin

Location of property: 3930 New Section Rd.

Location of Sign: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. H. Kelly Date of return 8/17/96

Number of Signs: 1 **MICROFILMED**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 39 Petitioner: \_\_\_\_\_

Location: 3950 New Section Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John Norman Callin & Edna B. Callin

ADDRESS: 3950 New Section Road

Baltimore, MD 21220

PHONE NUMBER: (410) 335-2249





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 2, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-31-A (Item 39)  
3950 New Section Road  
NE/S New Section Road, 1190'+/- NE of c/l Seneca Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edna B. Callin and John N. Callin

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: John and Edna Callin  
JST Engineering Co., Inc.

RECORDED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 13, 1996

Mr. and Mrs. John N. Callin  
3950 New Section Road  
Baltimore, MD 21220

RE: Item No.: 39  
Case No.: 97-31-A  
Petitioner: John Callin, et ux

Dear Mr. and Mrs. Callin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

*[Handwritten initials]*





B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:    August 9, 1996

FROM:      Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for August 12, 1996  
            Item 039

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc:    File

ZONE21D

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 08/07/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34,  
35, 36, 37, 38, 39 AND 41.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



ITEM NO.	APPROX. QUANTITIES	DESCRIPTION OF ITEM AND PRICES BID (IN WRITTEN WORDS)	UNIT PRICE		AMOUNT	
			DOLLS.	CTS.	DOLLS.	CTS.
		EACH OF SINGLE WYE FITTING, B.C.C.M. PIPE ____ IN. X ____ IN., TYPE ____, # ____ GAUGE				
		EACH OF DOUBLE WYE FITTING B.C.C.M. PIPE ____ IN. X ____ IN. X ____ IN., TYPE ____, # ____ GAUGE				
		EACH OF TEE FITTING, R.C.C. PIPE, ____ IN. X ____ IN. X ____ IN., CLASS ____				
		EACH OF TEE FITTINGS, R.C.C.M. PIPE, ____ IN. X ____ IN. X ____ IN., TYPE ____, # ____ GAUGE				
		EACH OF STRUCTURE ____				
		EACH OF STRUCTURE ____				
		EACH OF STRUCTURE ____				
		EACH OF STRUCTURE ____				
		EACH OF STRUCTURE ____				
36515	19	1 ✓ EACH OF STANDARD CONCRETE END SECTION FOR 15" R.C.C. PIPE				
36530	20	1 ✓ EACH OF STANDARD CONCRETE END SECTION FOR 30" R.C.C. PIPE				
		CUBIC YARDS OF BRICK MASONRY FOR MISCELLANEOUS STRUCTURES, BRICK BULKHEADS, ETC.				
		SQUARE YARDS OF REINFORCED OUTLET PAVING				
		SQUARE YARDS OF PLAIN OUTLET PAVING.				



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-5-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 039(555)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

MICROFILMED

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   August 1, 1996

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, (39), 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Sam L. Clem*

PK/JL

RECEIVED

ITEM18/PZONE/TXTJWL

3. MAINTENANCE OF TRAFFIC

GENERAL PROVISION

A. The utility shall be required to adhere to the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 1988 Edition, especially Part IV, and to Section 104 of the Maryland DOT Standard Specifications for Construction and Materials (October 1993); including all revisions and supplements to each

SPECIAL PROVISIONS

B. The purpose of this portion of the special provisions is to set forth the site specific traffic control requirements for this project.  
Any changes to these special provisions will be noted on the Supplement To: Maintenance of Traffic Special Provisions Sheet(s), if included.

Specific Signing Instruction

- (1) Construction Identification signs (Hat and Shovel) (G21-3(1), G21-3(2), or G21-3(3) shall be installed at each approach and end of all projects greater than two (2) months duration, unless otherwise noted or directed by the Engineer.
- The Hat and Shovel sign installed near the end of the project will not replace the END ROAD WORK sign.
- Sign details are available from the Office of Traffic & Safety, Traffic Engineering Design Division.
- The initial sign will be installed between the 1 mile and 1/2 mile advance warning signs unless otherwise specified.
- The ROAD CONSTRUCTION (W20-1) sign has been replaced with the ROAD WORK (W21-4) sign; the END CONSTRUCTION (G2002) sign has been replaced with the END ROAD WORK (G20-2a) sign.
- When highway alignment changes occur throughout the work area due to phase changes, install a supplemental panel beneath the construction length sign stating "NEW TRAFFIC PATTERNS". The supplemental panel shall remain up for a maximum of 30 days unless otherwise specified.

ZC's File

CERTIFICATE OF ACKNOWLEDGEMENT

BALTIMORE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

DATE \_\_\_\_\_ BUILDING PERMIT NO. \_\_\_\_\_

OWNER/BUILDER \_\_\_\_\_

LOCATION 3950 NEW SECTION RD.

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 10.2. I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO MAP = NE 2-L

EX. GRD. ELEV. = 5.8

OWNER AGREES TO SET THE FOLLOWINGS:  
FIRST FLOOR ELEVATION =  
BASEMENT FLOOR ELEVATION =

PANEL # 455

OWNER/BUILDER \_\_\_\_\_

DATE \_\_\_\_\_

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING APPLICATION, ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

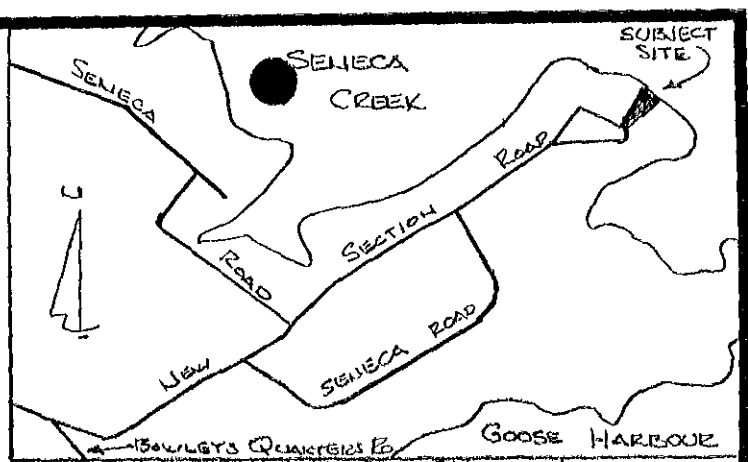
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MD 21204

ATTENTION: REGULO TANGUILIG

AN ELEVATION CERTIFICATION TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR, OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

MICROFILMED

# SENECA CREEK



VICINITY SKETCH  
SCALE: 1" = 1000'

NOTE: EXISTING IMPERVIOUS  
SURFACE = 2965% S.F. =  
19% COVERAGE  
PROPOSED IMPERVIOUS  
SURFACE = 3,230% S.F. =  
20.7%



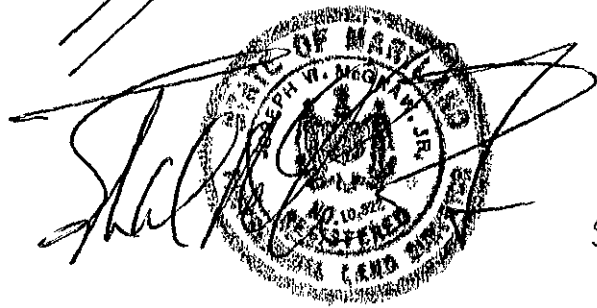
## SITE INFORMATION

15<sup>TH</sup> ELECTION DISTRICT  
5<sup>TH</sup> COUNCILMANIC DISTRICT  
1" = 200' MAP # NE 2-L  
ZONING: R.C. 5  
AREA: 15,585.7 SQ. FT.  
0.3578 ACRES  
PRIVATE SEWER  
PUBLIC WATER  
IN CHESAPEAKE CRITICAL AREA  
NO PRIOR ZONING HEARINGS

ZONING OFFICE USE ONLY  
REVIEWED BY: ITEM # CASE #

2/1/39

97-31-A



PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
#3950 NEW SECTION ROAD  
SECOND ADDITION TO PLAT NO. 2, BOULEYS QUARTERS  
PLAT BOOK 10, FOLIO 64, LOT 324  
JOHN NORMAN & EDNA B. CALLIN (OWNER)

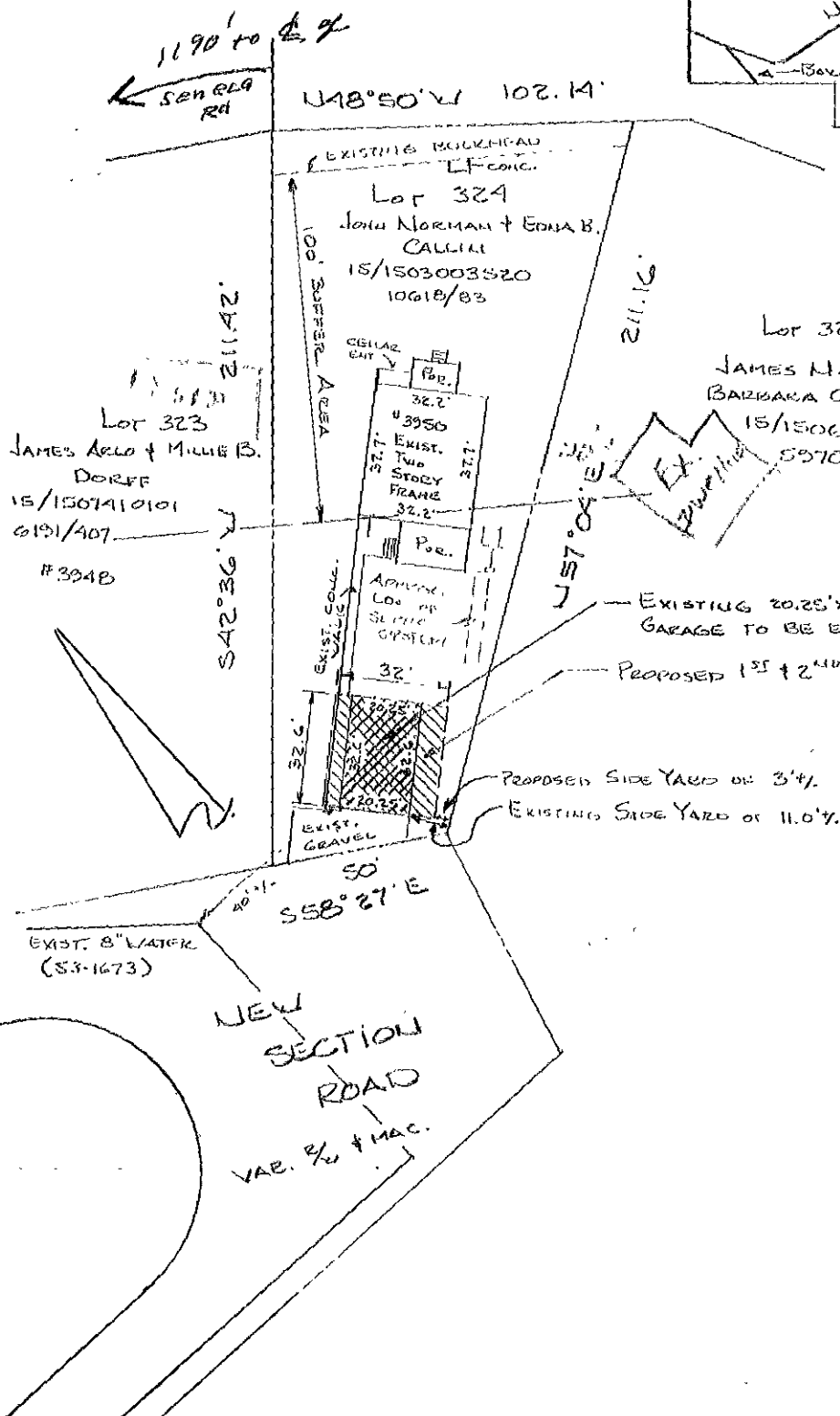
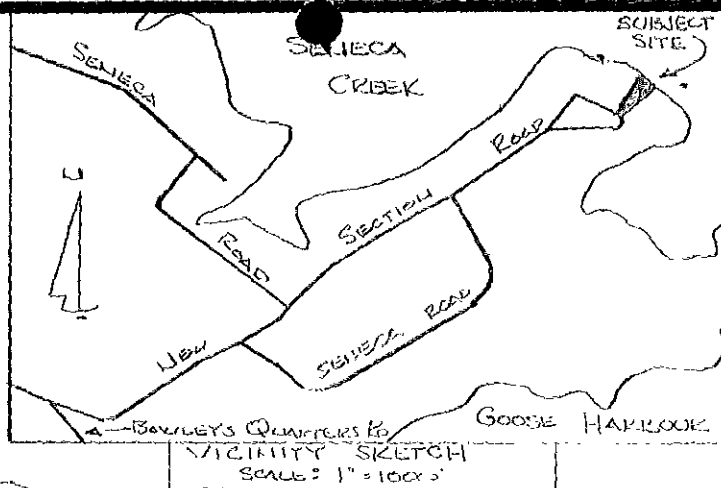
MICROFILMED

J.S.T. Engineering Co., Inc. 3812 Mary Avenue Baltimore, MD 21206 410-444-8848

Scale: 1" = 50' Date: 6-25-36

# 97-31-A

## SENECA CREEK



Note: Existing Improvements  
SURFACE 2965% S.F.  
15% COVERAGE  
Proposed Improvements  
SURFACE 3,230% S.F.  
20.1%

### SITE INFORMATION

15<sup>TH</sup> ELECTION DISTRICT  
5<sup>TH</sup> COUNCILMANIC DISTRICT  
1"-200' MAP "NE 2-L  
ZONING: R.C. 5  
AREA: 15,585.7 Sq. Ft.  
0.3578 ACRES  
PRIVATE SEWER  
PUBLIC WATER  
IN CHEESAPEAKE CRITICAL AREA  
NO PRIOR ZONING HEARINGS

ZONING OFFICE USE ONLY  
REVIEWED BY: ITEM # CASE #

6/2/11 39

PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
"3950 NEW SECTION ROAD

SECOND ADDITION TO PLAT NO. 2, BOWLEYS QUARTERS

PLAT BOOK 10, FOLIO 64, LOT 324

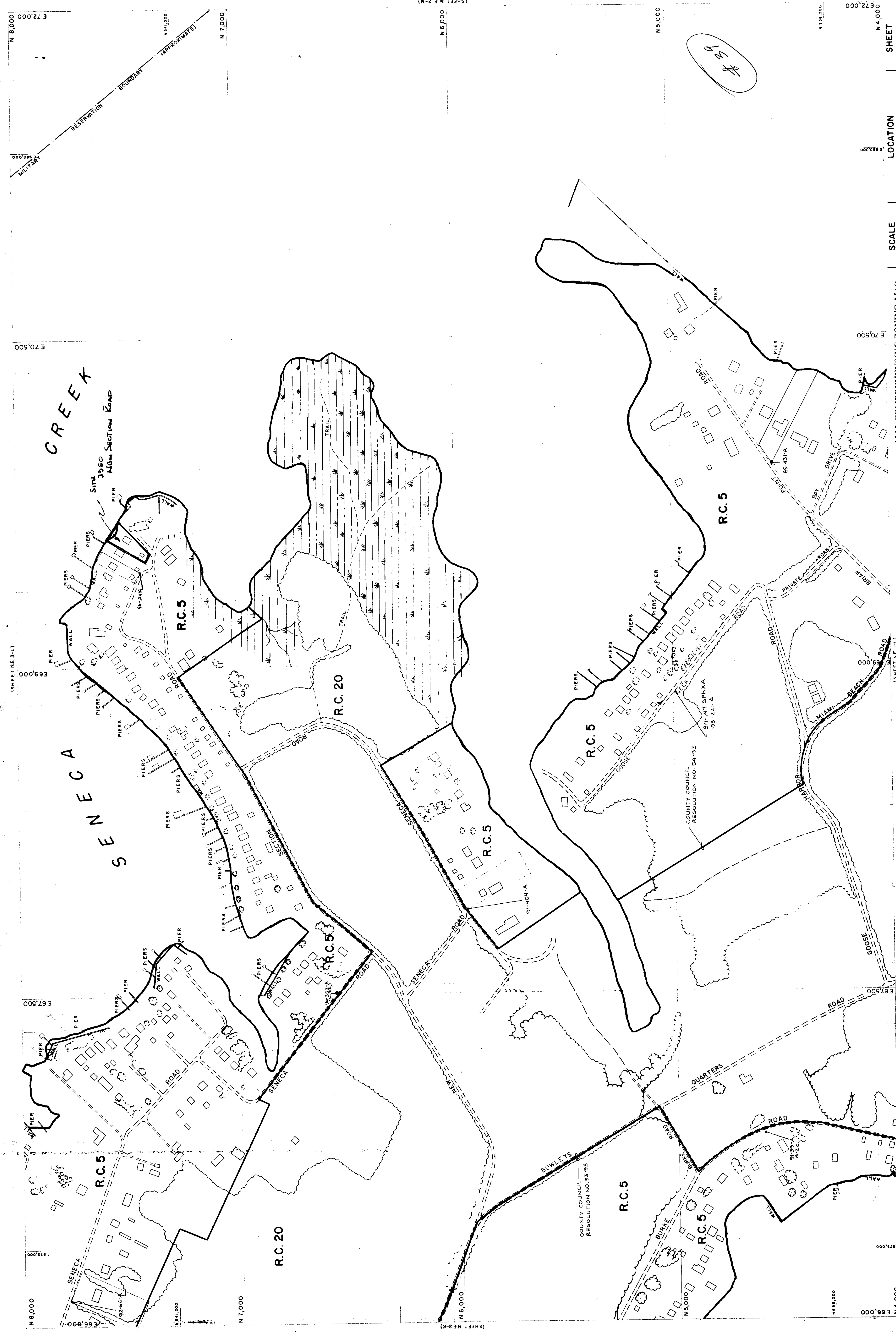
JOHN NORMAN & EDNA B. CALLINI (OWNER)

J.S.T. Engineering Co., Inc. 3812 Mary Avenue Baltimore, MD 21206 410-444-8848

Scale: 1"=50' Date: 6-25-2011



97-31-A



1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 185-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92		SCALE 1" = 200' ±	LOCATION BOWLEYS QUARTERS	SHEET N.E. 2-L
1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Dec. 15, 1988 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 150-88		DATE OF PHOTOGRAPHY JANUARY 1986		

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

*William L. Howard*  
Chairman, County Council

*Del. J. J. [Signature]*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

MICROFILMED



IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
NE/S New Section Road, 1190' NE \* DEPUTY ZONING COMMISSIONER  
of the c/l of Seneca Road \* OF BALTIMORE COUNTY  
(3950 New Section Road)  
15th Election District \* Case No. 97-31-A  
John N. Callin, et ux  
Petitioners \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3950 New Section Road, located in the vicinity of Seneca Road in Bowleys Quarters. The Petition was filed by the owners of the property, John N. and Edna B. Callin. The Petitioners seek relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet in lieu of the maximum permitted 15 feet for a proposed detached garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The subject property having been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation submitted for review and consideration.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information and affidavit submitted provide sufficient facts that the relief requested complies with the

requirements of Section 307.1 of the B.C.Z.R. and that strict compliance would be unnecessarily burdensome.

It should also be noted that this property is located within the Chesapeake Bay Critical Areas on Seneca Creek, and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). Therefore, the relief granted herein shall be conditioned upon Petitioner's compliance with said recommendations.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of August, 1996 that the Petition for Administrative Variance seeking relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet in lieu of the maximum permitted 15 feet for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

- 3) Compliance with Critical Areas legislation and any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM).
- 4) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Development Plans Review Division of the Department of Permits and Development Management dated August 9, 1996, a copy of which has been attached hereto and made a part hereof.
- 5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Kotrocco*  
TIMOTHY M. KOTROCCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 8/21/96  
By [Signature]

#### BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: August 9, 1996  
Department of Permits & Development  
Management

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
For August 12, 1996  
Item 039

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING  
Date 8/21/96  
By [Signature]  
ZONE21D

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. & Mrs. John N. Callin  
3950 New Section Road  
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/S New Section Road, 1190' NE of the c/l of Seneca Road  
(3950 New Section Road)  
15th Election District - 5th Councilmanic District  
John N. Callin, et ux - Petitioners  
Case No. 97-31-A

Dear Mr. & Mrs. Callin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

*Timothy M. Kotrocco*  
TIMOTHY M. KOTROCCO  
Deputy Zoning Commissioner  
for Baltimore County

cc: Mr. Joseph W. McGraw, Jr., JST Engineering Company, Inc.  
3812 Mary Avenue, Baltimore, Md. 21206

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

People's Counsel; DEPRM; Case File

TMK:bjs

### CRITICAL AREA Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 3950 New Section Road 97-31-A which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2

To allow an accessory structure (detached garage) with a height of 17 ft. in lieu of the maximum permitted 15 ft. in height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

(See Reverse side)

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Corrected Petitioner/Assessor:		Legal Owner(s):	
Type or First Name	Signature	Type or First Name	Signature
Edna B. Callin	<i>Edna B. Callin</i>	John N. Callin	<i>John N. Callin</i>
Address	City	State	Zip Code
3950 New Section Road	Baltimore, MD	21220	
Type or First Name	Signature	Type or First Name	Signature
Joseph W. McGraw, Jr.	<i>Joseph W. McGraw, Jr.</i>	John N. Callin	<i>John N. Callin</i>
Address	City	State	Zip Code
3812 Mary Avenue	Baltimore, MD	21206	

ORDER RECEIVED FOR FILING  
Date 8/21/96  
By [Signature]

A Public Hearing has been held on this petition, and it is ordered by the Zoning Commissioner of Baltimore County, this 20<sup>th</sup> day of August, 1996, that the subject matter of this petition be granted, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation, throughout Baltimore County.

Printed with Soybean Ink on Recycled Paper

ITEM #: 39

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3950 New Section Road

Baltimore, MD. 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (recuse recuse or practical difficulty)

We desire to renovate the existing garage which is in dire need of repair. It is also insufficient in size to store both our belongings and our vehicles. We therefore would like to add the second floor which then takes it over the fifteen foot height requirement. This variance will not allow us anything more than several of our neighbors in that there are several garages in our neighborhood that are two story garages over fifteen feet in height.

\*That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*Edna B. Callin*  
*John N. Callin*  
EDNA B. CALLIN JOHN N. CALLIN  
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25<sup>th</sup> day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edna B. Callin + John N. Callin

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the aforesaid facts hereinafter set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/25/96

*Notary Public*  
My Commission Expires: 5/24/98

Zoning Description for #3950 New Section Road. 97-31-A

Beginning at a point on the northeast side of New Section Road which is 30 feet wide at the distance of 1,190 feet northeast of the centerline of the nearest improved intersecting street, Seneca Road, which is 30 feet wide. Being Lot #324 in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book #10, Folio #64, containing 15,585.7 square feet. Also known as #3950 New Section Road and located in the 15TH Election District, 5TH Councilmanic District.



39



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 18A Date of Posting: 8/17/96  
 Posted for: Variance  
 Petitioner: Edna B. & John N. Callin  
 Location of property: 3950 New Section Road  
 Location of Sign: Posting on sign on property being zoned  
 Remarks: None  
 Posted by: Matthew Date of return: 8/17/96  
 Number of Signs: 1

**Baltimore County**  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
 Item No.: 32 Petitioner: \_\_\_\_\_  
 Location: 3950 New Section Road  
 PLEASE FORWARD ADVERTISING BILL TO:  
 NAME: John Norman Callin & Edna B. Callin  
 ADDRESS: 3950 New Section Road  
Baltimore, MD 21220  
 PHONE NUMBER: (410) 335-2249

12

**Baltimore County**  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 2, 1996

**NOTICE OF CASE NUMBER ASSIGNMENT**

Re: CASE NUMBER: 97-31-A (Item 39)  
 3950 New Section Road  
 NE/S New Section Road, 1190' +/- NE of c/l Seneca Road  
 15th Election District - Sta Councilmanic  
 Legal Owner(s): Edna B. Callin and John N. Callin

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a referee regarding the administrative process.

- Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
 Arnold Jablon  
 Director

cc: John and Edna Callin  
 JST Engineering Co., Inc.

**Baltimore County**  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 13, 1996

Mr. and Mrs. John N. Callin  
 3950 New Section Road  
 Baltimore, MD 21220

RE: Item No.: 39  
 Case No.: 97-31-A  
 Petitioner: John Callin, et ux

Dear Mr. and Mrs. Callin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
 W. Carl Richards, Jr.  
 Zoning Supervisor

WCR/cc  
 Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
 Department of Permits & Development Management

FROM: Robert W. Bowling, Chief  
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
 for August 12, 1996  
 Item 039

Date: August 9, 1996

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to Tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb  
 cc: File

ZONE21D

**Baltimore County Government**  
Fire Department

700 East Joppa Road  
 Towson, MD 21286-5500

Office of the Fire Marshal  
 (410) 887-4880

DATE: 08/07/96

Arnold Jablon  
 Director  
 Zoning Administration and  
 Development Management  
 Baltimore County Office Building  
 Towson, MD 21204  
 MAIL STOP-1105

RE: Property Owner: SEE BELOW  
 Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
 IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39 AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD  
 Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

**Maryland Department of Transportation**  
State Highway Administration

David L. Winstead  
 Secretary  
 Hal Kassoff  
 Administrator

8-5-96

Ms. Joyce Watson  
 Baltimore County Office of  
 Permits and Development Management  
 County Office Building, Room 109  
 Towson, Maryland 21204

RE: Baltimore County  
 Item No. 039 (JSS)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,  
*Bob Small*  
 for Ronald Burns, Chief  
 Engineering Access Permits  
 Division

BS

My telephone number is \_\_\_\_\_  
 Maryland Relay Service for Impaired Hearing or Speech  
 1-800-735-2268 Statewide Toll Free  
 Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
 Permits and Development Management

FROM: Pat Keller, Director  
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

DATE: August 1, 1996

The Office of Planning has no comments on the following petition(s):  
 Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*  
 Division Chief: *Carol L. Keller*

PK/JL

ITEM18/PZONE/TXTJWL



20's FILE

CERTIFICATE OF ACKNOWLEDGEMENT  
BALTIMORE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

DATE \_\_\_\_\_ BUILDING PERMIT NO. \_\_\_\_\_  
OWNER/BUILDER \_\_\_\_\_  
LOCATION 3950 NEW SECTION RD.

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 10.2. I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO MAP = NE 2-L OWNER AGREES TO SET THE FOLLOWINGS:  
EX. GRD. ELEV. = 5.8 FIRST FLOOR ELEVATION = \_\_\_\_\_  
BASEMENT FLOOR ELEVATION = \_\_\_\_\_

PANEL # 455 OWNER/BUILDER \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING APPLICATION, ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MD 21204

ATTENTION: REGULO TANGULIG

AN ELEVATION CERTIFICATION TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR, OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

(REV. 9/95)

